

**BOARD OF PARKS AND RECREATION
CONSOLIDATED CITY OF INDIANAPOLIS**

October 23, 2014

The meeting of the Board of Parks and Recreation was called to order by Chairman Williams, Thursday, October 23, 2014, at 3:45 p.m. at 200 East Washington Street, Public Assembly Room, 2nd Floor – City County Building, Indianapolis Indiana 46204.

Board Members Present: Chairman, John Williams, Mr. Joe Wynns,
Ms. Anne Valentine and Mr. Josh Bowling

Staff Present: Louvenia Holstein, Board Secretary
Suzanne Martin, Assistant Board Secretary
Doug Kowalski, Deputy Corporation Counsel

Directors Announcements:

Chairman Williams greeted the Board and the audience and he welcomed them to the Board of Parks and Recreation and before we get started he has a couple of announcements. Chairman Williams stated that Indy Parks was recently recognized, and he rephrased that the Taylor Siefker Williams Design Group was recently recognized by the Indiana American Society of Landscape Architects for the work that they did on the Greenways Master Plan. This was called an honor award so just another one of those things to demonstrate the partnership that we have and the work that we do in the park system and the folks that we contract with and work with on a day-to-day basis, do great work for Indy Parks. Chairman Williams stated that he would like to thank Ron Taylor and his group for all the hard work that has gone into the development of the Greenways Master Plan, the Full Circle Plan, Don and his planning group, Andre in particular for all the work that they have done and staff for all your hard work in helping them bring that stuff together. We appreciate everything that you have done to help out in that regard. The other thing that he wants to say is that this last year, he thinks we have had a great year with regard with the types of Days of Service events we have had in our park system. He would like to say thanks to the Parks Foundation and their group because they have helped us with some of the major sponsors that we have and major donors that have refreshed a few of our family centers and he thanks them for all their support. All the other folks there are too many to mention this year. The year is not over and we have projects going this weekend as a matter of fact. This past year we have had over 900,000 of value from individuals, groups, corporations that have come through days of service and worked at our facilities. That is amazing. We can't do what we do without the support of the community. He would like to thank everyone who has been a part of that and the things that they do on a day-to-day basis to realize that type of investment in Indy Parks. Thank you.

Approval of Minutes: August 28, 2014

A motion was duly made by Ms. Valentine, seconded by Mr. Bowling, and unanimously passed to approve the minutes from August 28, 2014 Indy Parks Board meeting.

New Business

1. Agenda Item #33, 2014 – Indy Parks staff is recommending that the Board of Parks and Recreation of the Consolidated City of Indianapolis, Indiana approve the five year (5-year) extension to the existing agreements for the Management and Operation of the City of Indianapolis thirteen (13) golf courses owned by DPR through 2024 which are as follows:
 - Coopridger Golf Management for the operation of Sahm Golf Course, Douglass Golf Course, and Whispering Hills;
 - M.A.N. Golf Management for the operation of Coffin Golf Course, Riverside Golf Course and Riverside Golf Academy;
 - Capital City Golf Management for the operation of Thatcher Golf Course, South Grove Golf Course and Winding River Golf Course;
 - R.N. Thompson for the operation of Smock Golf Course;
 - Denny Ford, Inc. and Ford, Inc. for the operation of Pleasant Run Golf Course and Sarah Shank Golf Course; and
 - T&M Golf Management for the operation of Eagle Creek Golf Course.

Kent Knorr stated that we are actually at a very early stage in their process but they wanted to come before the Board today just to give you an update on where they are looking to go with the current golf agreements. They are in their 5th year of these agreements which run through December 2019. What they would like to do is meet with their operators and start a discussion on possibly extending those for an addition five (5) years. Right now with the current trends in golf they have seen a downturn in both play and revenue starting with the recession basically. There may be some leveling off of this and the potential is definitely there for growth but they didn't see it again this year. If you recall, spring weather was not real good for golf. Their numbers this year are pretty stagnate from last year. The hope is though is by doing an additional five (5) year, they can continue with agreements that they feel are more favorable to Indy Parks. During the previous negotiations they passed capital improvement projects to the operators and they also passed on responsibilities of utilities and maintenance costs. The hope is, as they look at meeting with their operators that they can meet with them to look at revenue potential increases along with keeping those with pieces of the operation attached to the golf courses. It really is at an early stage and they will start that process of meeting with the operators and hopefully be able to move forward either later this year or early next year with an agreement. At this point they just wanted to notify you of this process and hope that they can execute an extension in their near future.

Chairman Williams asked the Board if they have any questions. Mr. Wynns asked if there has been any assessment of what the capital needs are going to be for the next five years. He thinks this is critical because that has not been done and you are going to pass the costs onto the pros and the revenue is already short at this time, he can see them getting into a debate with the pro's, for instance, at Smock with the bridge going out. Mr. Wynns stated that if you don't know what the capital improvements are going to be for those courses for the next five years, and are going to pass that on to the pro and the pros are going to come back and say, "I have to adjust my revenue because they can't make those improvements", and pay the current revenue that is in the contract. He is wondering how this is going to work. He stated

that the pros will state 2 to 3 years down the road that they didn't know this was going to happen. Just like who should now fix the bridge at Smock golf course. He is just wondering how far along with that assessment on the capital needs of the course. Chairman Williams stated that this is a good question. One of the things that we feel like is very advantageous for us is specifically for those kinds of circumstances. For example, the bridge that you are speaking of he assumes is the Pleasant Run. This is the only one that the Chairman knows of, unless Don knows of... Mr. Wynns stated, yes, he meant Pleasant Run. Chairman Williams stated that this is a very good example and the current agreement calls out for these maintenance items which may turn into capital and are the responsibility of the contractor. We feel, and we have talked with some of them and they have been amenable to this extension, because they understand too that an extension gives them a little bit more time to recoup some of these types of activities so we feel like if we don't do this now, and unless golf turns around he is fairly confident that when we put this back out to bid in five years they have learned the gambit of things and they know that some of these things that they have experienced so, they will not be able to negotiate that into a contract. They will say "no" they are only going to this capital project or that capital project and that is it. This puts us at a disadvantage. The way these contracts are structured right now, really leverages those kinds of unknown capital projects to be done by the vender and it is clearly stated in there. We believe that if we are working with them being able to extend this agreement, it gives them to see golf hopefully turn around and profit starts going back up a little bit and therefore being able for them to do the things needed to be successful at the golf courses. Then again, in the last three years that he has been here, as Kent has said, golf has pretty much been at a plato. Mr. Wynns stated that before, going back in history when Leon Younger was the director of Parks and in the negotiations of the contracts, there was a percentage of the greens fees set aside for capital improvements and where the Pro and the director would agree on how much money was to be spent and that money was determined by agreement between Indy Parks and the Pros. Then it was determined between the Pro and the director on any capital improvement fee and if after that improvement fee was paid then remaining money was returned back to the department. This always guaranteed there was money set aside and for some reason, over the years, that piece was taken out of the golf contracts. He is just concerned with the capital. He is concerned with that capital piece because that capital piece can really be a digger. You could lose 2 or 3 greens out there and all of a sudden it is push – pull of who covers these costs. Chairman Williams stated that this is a good point and again the current language in the contracts that we have had, and Doug you can correct him if he is wrong, places that responsibility on to the contractor. The vendor has that responsibility and they know that. He is fairly confident that if we are to put this out to bid in a few more years they will come back very strong against something like that. Because our staff has been in conversation with them on how golf is doing. We know that they have been struggling with the challenges of borrowing a little more money and if we give them more time, so they can move into the direction they need to accomplish this, and then do the things that contractually are already there. This sets us up for Indy golf to be more favorable in the event that golf goes down in the next five years.

Mr. Wynns stated that he would like us to be more sensitive to the courses like Douglas and Coffin. At Coffin he could lose his whole back 9 with a flood and he knows that the revenue at Coffin is not great and if this would happen to put that course back in place. He just thinks that it deserves a little sensitivity because that is a flood plain and the whole back 9 could be washed away.

Chairman Williams asked if there were any other questions from the Board. There were none.

Mr. Wynns stated that this would actually take it out to 2019? Kent replied that this would actually take it out until 2024. Their current contracts go until 2019 and with this it adds an additional 5 years onto the current agreement. Mr. Wynns stated, so in essence. Chairman Williams interrupted Mr. Wynns and stated that this is what happened here recently, we went to the bank to try to refinance because what had happened at Eagle Creek and we had a very difficult time with doing that because of what had transpired. Another scenario was we had a couple golf course operators that were having an extremely tough time securing the resources they needed to fulfill their obligation as is stated in the current contracts. They were supposed to tear down and build brand new facilities and they couldn't obtain the financing to do so. Part of that is because golf had gone down and they didn't have the time left on the agreement to be able to secure that loan and they were not able to say what their amount of revenue was going to be for a certain number of years so again, with this we want to forward thinking and be proactive and say, well if we have an opportunity to lock this in now, let's go ahead and do this. The agreement, the way that it states now gives us that opportunity ability based on everything that we have done, from the RFP process all the way to the contract to lock this in so that we have the most favorable agreements that we can possibly have.

A motion was duly made by Ms. Valentine, seconded by Mr. Wynns, and unanimously passed to approve Agenda Item #33, 2014.

Chairman Williams stated that what they are asking for here is the approval from the Board to authorize him as the director, to enter into an extension of this agreement. And as Kent stated, if we don't believe that the negotiations that transpire are favorable, then they will not execute an extension of the agreement. What is needed here is to have the authority from the Board for us to enter into that level of discussion.

2. Agenda Item Resolution #33, 2014 – Indy Parks staff is recommending that the Board of Parks and Recreation of the Consolidated City of Indianapolis, Indiana approve the transfer of real estate parcels #8005144 (5115 Michigan Road) and #8006931 (5106 Grandview Drive) property from the Washington Township Trustee, to the Board of Parks and Recreation for the City of Indianapolis.

Don Colvin thanked the Board Secretary and stated that he wasn't sure if the Board knows but Paul Smith, Real Estate Manager for the City of Indianapolis has moved on in his career and accepted the position as the Director of SEND down in the Fountain Square area and he believes it will be Andre and Don who will be presenting the real estate items to the Parks Board now. We will miss him very much. He received a nice going away party and during Paul's tenure here working for Parks brought in just under 15 acres of parkland and at little or no cost to the City. Paul was very good with negotiation skills and a very likable guy and could meet with folks and explain the pluses and the minuses and worked very closely with the Parks Foundation who ends up being a repository for many of the gifts that come to the Parks Department, particularly in the land area. We are all going to miss Paul Don stated that he will never be able to fill his shoes but he will at least be able to get through the business of the day. This resolution is in regards to a very interesting property basically at

Michigan Road and Grandview going over to Juan Solomon Park. The Washington Township Trustee owned this property and they will be talking about today only the property that is outlined in red on the overhead screen. Lori will speak to you regarding the grassroots efforts from the community but from the technical side the Trustees Office is donating this and it is an inter-governmental transfer of property. All of the infrastructure has been removed and graded and is now level ground. Andre Denman did a conceptual plan and the community wanted this to be a simple green space and this isn't one that will have water fountains and necessarily playgrounds on it. It really is just sort of a gateway into their community. There will be a simple parking lot for guests to arrive and park. There will be some connectivity with a few walking paths and benches and just a simple reflective space that may eventually receive a piece of artwork.

He will now let Lori Hazlett speak about the future funding opportunities that goes along with this particular park. (Highwoods Park). Don stated that all they are asking the Board to approve today is receipt of this particular parcel of land.

Lori greeted the Board and stated that this property actually shows buildings on it that have since been removed by Washington Township so it is cleared now. The community who live around this parcel, which is a gateway into their neighborhood, they want to take it and make it a better looking site than what it currently is. The neighbors have already raised about \$250,000 to help with transforming this piece of land and the maintenance, because we know this is an issue once we take ownership of land and the upkeep of that and this community is very involved to make sure that they are going to adopt this park and they raised that money in just a few weeks and so they are very vested in accomplishing this and she feels like they will be here for the long haul to make sure it happens and just to keep it a nice piece of property and a park. Lori stated that she didn't know if the Board has any questions about that piece of this but that is their plan for this small piece of property. Don Colvin stated that the area outlined in red on the overhead screen is just slightly under a half acre and when you bring this front piece in, this whole parcel will be about an acre of land. This will be a small little neighborhood mini park. It will never be a community park or anything larger.

Chairman Williams asked if there were any questions from the Board. Mr. Bowling stated that they may have already mentioned this but the ownership of the other corner piece. Don stated that this piece is being negotiated with a private owner that the Trustee didn't have ownership of. The owner of that piece seems willing to discuss this this would be at no cost to the City.

Chairman Williams asked Lori about the maintenance part of this, are we still going down the path where the maintenance dollars will still be received by the foundation. Lori stated "yes". Lori stated that the neighbors are actually looking into which of them could possibly help with maintaining it to help keep the cost down so it doesn't fall onto DPR or DPW solely. They are looking at the big picture and the funds will be held at the Parks Foundation to make sure that any funds donated will be going toward that purpose.

Chairman Williams asked if there were any other questions from the Board. There were none.

A motion was duly made by Mr. Bowling, seconded by Ms. Valentine, and unanimously passed to approve Agenda Item Resolution #33, 2014.

Chairman Williams thanked Lori and stated that he knows this has been a long time coming and he said he knows that she has had several meetings about this and we are finally there. Lori stated that it is nice to have the community involvement that we have and thanked the Board.

Chairman Williams stated that next up we will have a presentation from Joenne Pope speaking about the Indy Parks Day Camps.

Presentations

- Indy Parks Day Camp Update – Joenne Pope

Chairman Williams said good afternoon to Ms. Pope. Ms. Pope thanked the Board for allowing her to present. She stated that if she starts rambling on about Day Camps and they want to get out of here, just cut her off. She can go on for a while but she will try to make this brief. Ms. Pope pointed to the overhead screen kind of tell the story for her.

She stated that Indy Parks has four different types of day camps.

- Traditional Camps at Broad Ripple, Garfield, Krannert, Christian, Riverside and Ellenberger
- Therapeutic Camp at Rhodius (children and young adults with developmental disabilities)
- Arts Camp at Garfield and Ellenberger
- Environmental Camps at Southeastway, Holliday and at 2 locations at Eagle Creek Park (four camps at the ornithology center and multiple camps that they have had in the past at the nature center).

They have 13 different types of camps in eleven parks. So Ellenberger has a traditional and an arts camp and Eagle Creek has the 2 locations.

There day camps prices vary. They start as low as \$55.00 to \$175.00 per week. The \$175.00 is for more of a specialty camp at Eagle Creek or Holliday or Southeastway that requires a lot of transportation, overnight and those kinds of thing. These camps usually are reserved very early in the season. They have payment plans and multi-child discount. Camps are geared for children ages 3 to 15 years. The majority of the camps are geared between that 6 and 13 year age range. The only exception would be Camp GATHER for youth ages 6 to 18 years for children and young adults with developmental disabilities. Sometimes they have physical disabilities as well and that range goes up to age 18.

The exciting part that she likes and definitely day camp is a young person's job, when she fills in for a day she is pooped. They hire over 80 camp counsellors for over the summer and the majority are between the ages of 16 and 24 so their perfect age is that 21 or 22, college kid who thinks they want to be a teacher or go in the recreation field or something like that. These are the groups that they really like to hire and it is also awesome when you get a 16 year old that may have been a camper and now they have moved up and they are now a camp counselor and they stay until there are 24. Somebody like her, they may just stay on forever. Their staff receive about 30 hours of training which is on-site training and then they have a big group where they get the 80 plus councilors together with the park managers and they do a training together going over Indy Parks procedures, over leading games, lots of games, busy hands are happy hands when it comes to camp. They like to keep the campers busy. They go over lots of games, activities and things to fill their days. All of their camps are accredited by the American Camp Association and it is kind of a process that goes every 3 years and nice to note that Indy Parks was one of the first day camps that became accredited by American Camp Association around eleven years ago and before that it was always over-night camp and it is kind of a special thing to be accredited and we had to go through a lot of steps but it also makes us more accountable to our campers and their families.

This summer they had an awesome summer. They added four new bird themed camps at Eagle Creek Ornithology Center. The one she is really excited about is the Garfield Camp. This was the first time since the 90's that they have had a camp out there. They received funding from the Parks Foundation who had secured some funding through the Lilly Endowment to start their first year and kick it off and help us get going. It provided staff funding, scholarships and all kinds of good things. The staff funding and the scholarships were probably the most significant of things since they are the biggest part of the budget.

They had a great time out there. All of their camps have had increased revenue and attendance. They had 3,213 campers this summer and their revenue is approximately \$295,784. They had 11 locations last year and this year we have 13. It was a very exciting year this year.

They do have scholarships. \$43,587 scholarships were distributed to 108 families and this included 62 children. All of the camp locations had scholarships except for Holliday Park. The application process is based on income. They have 3 tiers, 50%, 75%, and 100%. The only exception this year was Garfield awarded separate scholarship money from a separate fund was \$8,367.00.

Their Day Camp registration will start on January 26, 2015. They held their first meeting day before yesterday to sort through what they will be offering in the 2015 season.

Chairman Williams asked if there were any questions from the Board. Mr. Wynns stated that he thinks it is a great program. Does the 295 cover their operating expenses? Joenne replied that they are just about even. Mr. Bowling asked how they decide which parks receive programs. Obviously you have those that occur each year. Joenne replied that it is difficult because every park wants a day camp because there are certain benefits that come with that. They are hoping to add another one this summer. Their procedure is just continue doing what they are doing with the existing parks and it is kind of based on people who can

afford to pay for camp and those parks who have the staffing or the facilities at their park. Sometimes neighborhood parks are not conducive for day camp because they do not have the indoor facilities with flushing bathrooms. Although this is changing rapidly with the comfort stations but they don't always have the facilities that a park with a center has to offer.

Chairman Williams asked Joenne to explain for the Board what it means to be certified by the American Camp Association. Joenne stated yes. The association representatives come out every year and there is a lot of paperwork that staff has to submit every year. They do not always look at it every year. All of their staff has to be certified in first aid and CPR, which is mandatory process that is required of them. They inquire about the department's payment plan, scholarship, registrations, immunizations, their exits at the facilities, their restrooms. These are some of the things that they come to see. It takes all day, they visit at least 3 different camps so they will go to definitely a traditional day camp, they usually go to an environmental day camp and they have to visit the therapeutic day camp.

Chairman Williams asked if there were any more comments or questions from the Board. There were none. Chairman Williams thanked Joenne for her presentation.

Adjournment

A motion was duly made by Chairman Williams for adjournment, seconded by Ms. Valentine, and unanimously passed to adjourn.

The next Board of Parks and Recreation meeting is scheduled for November 20, 2014, at 3:45 p.m. to 5:00 p.m. at the City County Building, Room 260, 200 East Washington Street, Indianapolis, Indiana 46204

SUBMITTED:

Louvenia Holstein, Board Secretary

APPROVED:

John W. Williams, Chairman
Board of Parks and Recreation

Date